



24, Firework Close, Kingswood, Bristol,  
South Gloucestershire, BS15 4LT

£299,950

If you're looking to get onto the property ladder or downsize look no further, we are delighted to offer to the market this well-kept two-bedroom end of terrace home could be the perfect place to start. Pleasantly tucked away in a quiet cul-de-sac on the edge of Siston Common and Warmley is this well presented home. This super property offers the following spacious accommodation, an entrance hallway, a handy cloakroom, a spacious lounge and a generous kitchen to the ground floor. Upstairs there are there are two good-sized double bedrooms and a modern white bathroom. Outside you will find generous gardens to the front, side and rear of the property with the rear garden being south-facing, private and easy to maintain. The gardens to the side and rear are perfect if you want to grow vegetable, entertain, or even extend in future (subject to planning) Further benefits include Upvc double glazing, gas central heating and a single garage great for storage or a home gym/workshop. Well placed for green spaces, local shops, schools and amenities, the ring road and Bristol and Bath City centres and ready to move into early viewing is advised to avoid missing out!

### Entrance

The entrance to the property is through a Upvc double glazed entrance door to the entrance hallway.

### Entrance Hallway

Upvc double glazed window to the front, doors into the lounge and cloakroom.

### Cloakroom

Upvc double glazed obscure window to the rear, fully tiled walls and floor, low level WC and wall mounted wash hand basin.

### Lounge /Diner

19' 1" x 11' 9" (5.82m x 3.58m)

Staircase to the first floor, Upvc double glazed window to the front, two radiators, TV point, door to the kitchen, laminate flooring.

### Kitchen

11' 9" x 8' 1" (3.58m x 2.46m)

Upvc double glazed window and door to the rear, range of wall and base units with square edge works surfaces and upstands, integrated electric oven and electric hob, stainless steel

splashback, stainless steel cooker hood, stainless steel sink with mixer tap, concealed wall mounted gas boiler, space for a washing machine, space for a fridge/freezer.

### First Floor Landing

Door to airing cupboard, doors into bedrooms and bathroom, access to loft space.

### Bedroom One

11' 9" x 10' 5" (3.58m x 3.18m)

Upvc double glazed window to the front, radiator.

### Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m)

Upvc double glazed window to the rear, built in over stair storage cupboard, radiator.

### Bathroom

Upvc double glazed obscure window to the side , modern white suite comprising of a panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail.





### Garage

There is a single garage with power and an up and over door located in a block to the rear of the property.

### Front Garden

There is a good-sized front garden which is mainly laid to lawn with a pathway leading to gated access to the entrance door.

### Side and Rear Gardens

There are generous gardens to the side and rear of the property which are enclosed and private. The gardens have gated access and mainly laid to lawn with a shingle area, patio, raised flower borders and mature flower and shrubs and a southerly aspect.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

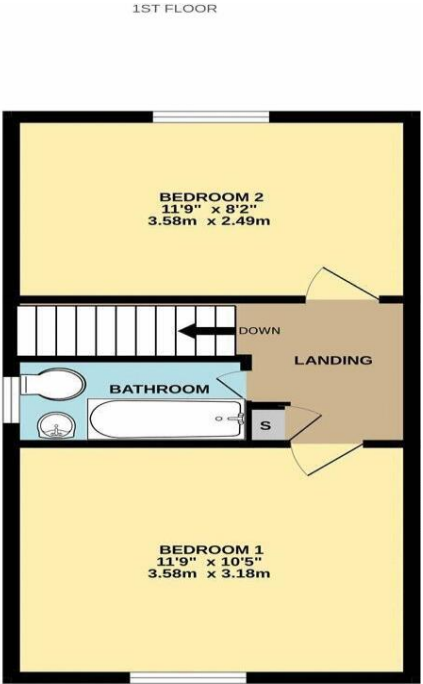
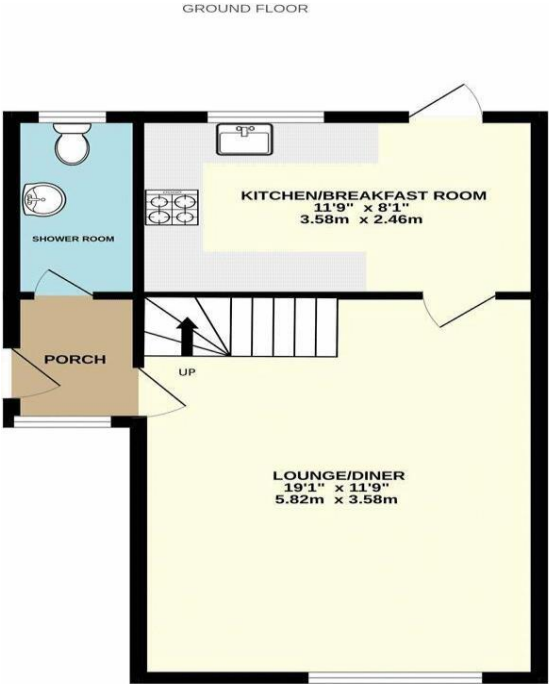
Band B



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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